



**Wellington Street
Stapleford, Nottingham NG9 7BE**

£165,000 Freehold

A RECENTLY RENOVATED READY TO
MOVE INTO TWO BEDROOM MID
TERRACED HOUSE OFFERED FOR SALE
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS RECENTLY RENOVATED TWO BEDROOM MID TERRACED HOUSE SITUATED ON THE OUTSKIRTS OF STAPLEFORD BORDERING SANDIACRE.

With accommodation over two floors, the ground floor comprises living room, inner lobby, dining room and kitchen. The first floor landing provides access to two bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, permit parking and garden to the rear.

The property is situated within close proximity of the amenities in Stapleford and Sandiacre town centres. There is also easy access to a vast array of nearby schooling for all ages. The i4 bus service is situated just a short walk away, as well as excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the tram service situated at Bardills roundabout.

We believe the property will make an ideal first time buy or investment opportunity which is in a ready to move into condition. We highly recommend an internal viewing.



LIVING ROOM

12'2" x 12'5" (3.72 x 3.81)

uPVC panel and double glazed front entrance door with double glazed window above the door, uPVC double glazed window to the front, radiator, media points, meter cupboard box, central chimney breast incorporating a log effect fire. Door to inner lobby.

INNER LOBBY

2'11" x 2'7" (0.9 x 0.8)

Useful understairs storage cupboard with lighting, shelving and coat pegs. Opening through to the dining area.

DINING AREA

12'3" x 11'10" (3.75 x 3.63)

Turning staircase rising to the first floor, double glazed window to the rear, radiator, central chimney breast incorporating log effect electric fire. Archway opening through to the kitchen.

KITCHEN

9'3" x 6'9" (2.83 x 2.07)

The kitchen comprises an "L" shaped fitted range of matching soft-closing base and wall storage cupboards and drawers, with in-built wine rack and fitted four ring gas hob with extractor over and oven beneath, inset single sink and drainer with central mixer tap, space for full height fridge/freezer, plumbing for washing machine, double glazed windows to the side and rear, uPVC panel and double glazed door provides access to outside.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

12'3" x 11'7" (3.75 x 3.54)

Double glazed window to the front, radiator, media points, overstairs storage cupboard.

BEDROOM TWO

11'10" x 9'4" (3.63 x 2.87)

Double glazed window to the rear overlooking the field beyond, radiator, overstairs storage cupboard.

BATHROOM

11'10" reducing to 8'7" x 6'5" (3.61 reducing to 2.62 x 1.97)

Modern white three piece suite comprising panel bath with 'Mira Jump' electric shower, wash hand basin, push flush WC. Double glazed window to the rear, partial tiling to the walls, radiator, boiler cupboard housing the 'Baxi' gas fired combination boiler for central heating and hot water purposes.

OUTSIDE

To the front of the property, the street is permit parking and applications can be made via the local Council. There is then pavement access to the front entrance door and shared access leading down the left hand side of one of the neighbouring properties into the rear garden.

TO THE REAR

The rear garden is split into two sections with an initial stone patio area leading onto a garden lawn which is enclosed by fencing and brick wall to the boundary lines with a timber storage shed situated to the foot of the plot whilst overlooking the field to the rear.

DIRECTIONS

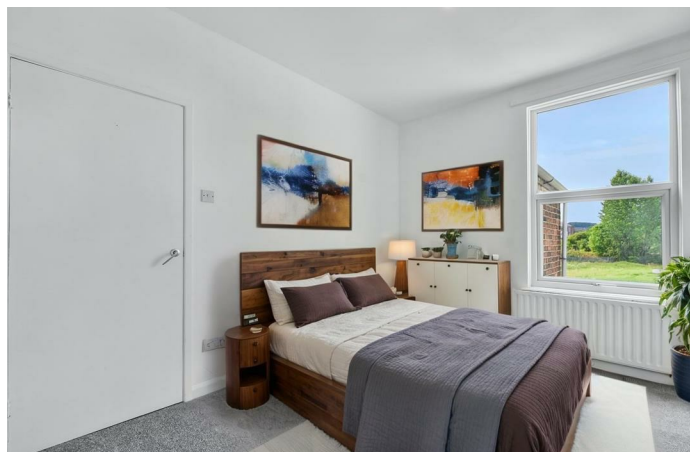
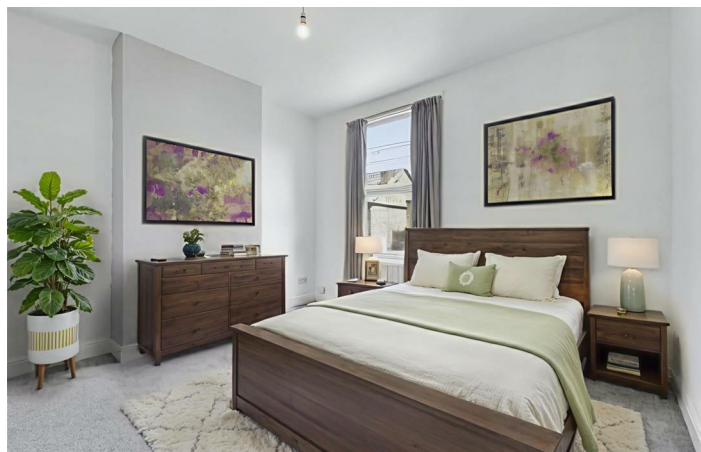
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual right hand turn onto Bailey Street. From Bailey Street, take the next right onto Wellington Street and the property can be found on the left hand side, identified by our For Sale board.

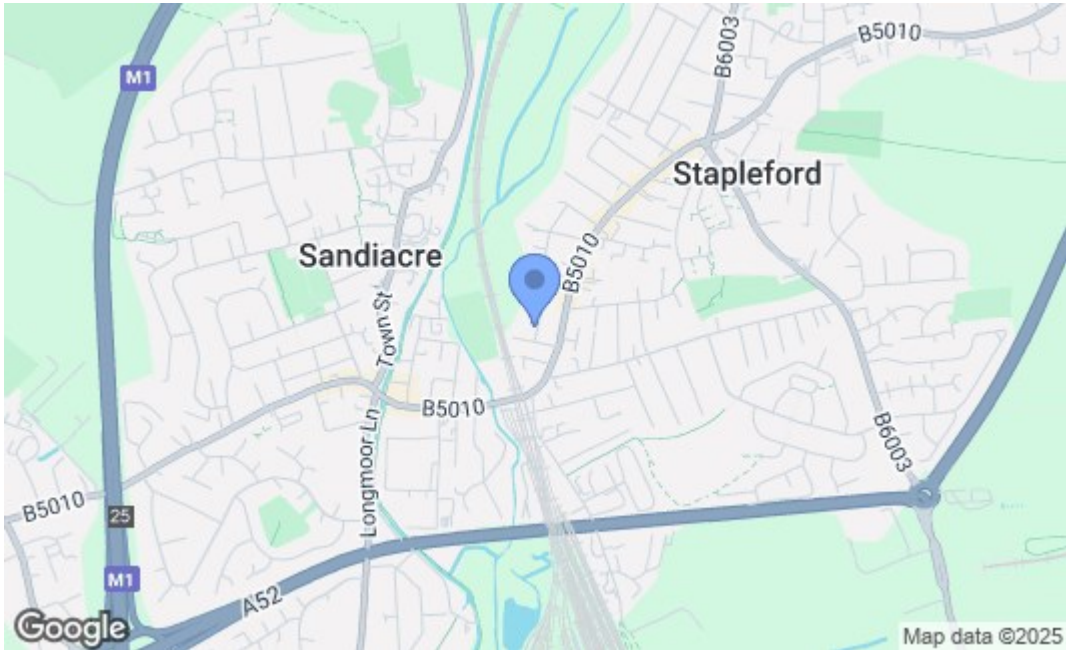
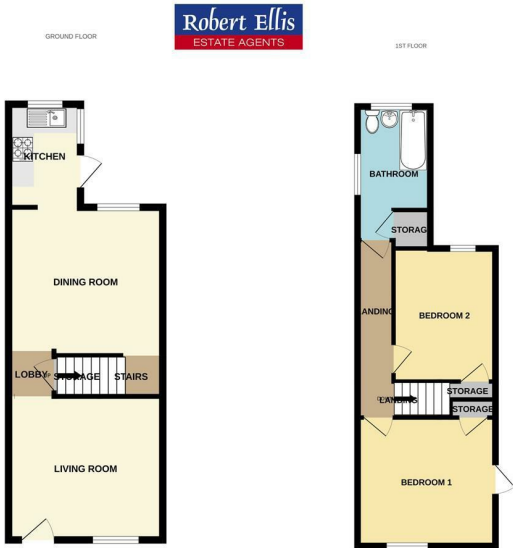
AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

AGENTS NOTE

The property was flooded in 2023, the source of flooding caused by Storm Babet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.